

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
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<a href="#"><u>04-395</u></a>	<a href="#"><u>WINSTON E. SHIELD</u></a>
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<a href="#"><u>04-449</u></a>	<a href="#"><u>LAZARO BOMBALIER</u></a>
<a href="#"><u>05-014</u></a>	<a href="#"><u>K &amp; K CUSTOM HOMES, INC.</u></a>
<a href="#"><u>05-025</u></a>	<a href="#"><u>JAMES CLONINGER &amp; DEBORAH HILSON</u></a>
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<a href="#"><u>05-068</u></a>	<a href="#"><u>WILLIAM NICHOLS, JR.</u></a>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/13/04 TO THIS DATE:

HEARING NO. 04-12-CZ14-3 (04-225)

34-55-39  
Council Area 14  
Comm. Dist. 9

APPLICANTS: JORGE MARTOS & MILADYS VILLANUEVA

SPECIAL EXCEPTION to permit a single-family residence within a zero lot line development resulting in a density of 7.904 units per net acre (6 units per acre permitted/7.84 previously approved as per Administrative Site Plan Approval A1994000007).

The purpose of the request is to permit the conversion of a tot lot into a single family building site within a previously approved zero lot line development.

Plans are on file and may be examined in the Zoning Department entitled "Proposed Residence Jorge Martos," as prepared by Steven Z. Epstein, Architect, consisting of 3 pages and dated 6/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A," MARALEX HOMES, Plat book 146, Page 7.

LOCATION: 14316 S.W. 172 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10,237 sq. ft.

PRESENT ZONING: RU-1Z (Single Family Zero Lot Line 4,500 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 6/8/05 TO THIS DATE:

HEARING NO. 05-6-CZ14-5 (05-14)

32-55-40  
Council Area 14  
Comm. Dist. 9

APPLICANT: K & K CUSTOM HOMES, INC.

Applicant is requesting to permit two two-family residential lots with frontages of 50' each (75' required for each) and Parcel "A" with an area of 6,509 sq. ft. and Parcel "B" with an area of 7,005 sq. ft. (7,500 sq. ft. for each).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Variance Application for K & K Homes, Inc.," as prepared by Jose L. Diaz, Architect and dated 11/10/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 50' of the west ½ of the NW ¼ of the NW ¼ of the SE ¼ of the SW ¼ in Section 32, Township 55 South, Range 40 East.

LOCATION: Between S.W. 180 Street & S.W. 181 Street & approximately 114' east of S.W. 104 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 270.36'

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 05-9-CZ14-1 (04-395)

14-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: WINSTON E. SHIELD

AU to EU-M

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  in Section 14, Township 56 South, Range 39 East.

LOCATION: The Southeast corner of theoretical S.W. 132 Avenue & S.W. 228 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.76 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 05-9-CZ14-2 (04-447)

2-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANTS: KENNETH & NANCY GRAVES

AU to EU-S

SUBJECT PROPERTY: Begin 466.7' south of the Northeast corner of the SE  $\frac{1}{4}$  of Section 2, Township 57 South, Range 38 East, continue south 463.3', west 466.7', north 463.3' and east 466.7' to the Point of beginning.

LOCATION: Lying approximately 466' south of S.W. 288 Street & west of S.W. 187 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.538 Net Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANT: LAZARO BOMBALIER

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence setback 55.47' from the front (east) property line (50' maximum permitted) on proposed Lot 1, Block 2.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley engineers of Dade consisting of Sheet 1 dated stamped received 4/18/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of Tract 14, in the NW  $\frac{1}{4}$  of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The north  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of Tract 14, in the NW  $\frac{1}{4}$  of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

LOCATION: The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.97 Acres

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 05-9-CZ14-4 (05-25)

14-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANTS: JAMES CLONINGER & DEBORAH HILSON

AU to RU-1

SUBJECT PROPERTY: The south  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , in Section 14, Township 57 South, Range 38 East.

LOCATION: Lying approximately 330' south of S.W. 312 Street & west of S.W. 187 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.09 Acres

AU (Agricultural – Residential)

RU-1 (Single-Family Residential)

HEARING NO. 05-9-CZ14-5 (05-40)

5-57-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: JOHN & CHARLENE COKER

AU to EU-S

SUBJECT PROPERTY: The NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , less the east 310' and less the north 50' and the west 25', all in Section 5, Township 57 South, Range 39 East.

LOCATION: 16380 S.W. 288 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.47 Gross Acres

AU (Agricultural – Residential)

EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)



APPLICANTS: ESMERALDA LONDOÑO WHITTLE

- (1) UNUSUAL USE to permit a dog kennel.
- (2) Applicant is requesting to permit the kennel use with a lot area of 2 acres (5 acres required).
- (3) Applicant is requesting to permit an accessory building setback 30.5' from the front (south) property line (75' required) on a dual frontage lot and setback a minimum of 7' from the side street (west) property line (30' required).
- (4) Applicant is requesting to permit a minimum spacing of 11' between accessory structures (20' required).
- (5) Applicant is requesting to permit accessory uses in front of a principal structure on a dual frontage lot (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 (inclusive) may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Detail of Dogs Kennels" dated 3/4/05 and "Cage Detail," dated stamped received 5/16/05 as prepared by Esmeralda Whittle and a survey as prepared by Jose Perez, dated 4/28/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Commencing at the Northwest corner of the NE¼ of Section 26, Township 55 South, Range 38 East; thence run N89°31'04"E along the north line of said NE¼ for a distance of 685.06' to a point; thence run S2°03'47"E for a distance of 40.01' to the Point of beginning of a parcel of land hereinafter to be described; thence run N89°31'04"E along a line 40' south of and parallel with the north line of the NE ¼ for a distance of 213.32' to a point; thence run S2°03'47"E for a distance of 361.98' to a point; thence run S43°56'00"W for a distance of 137.19' to a point; thence run N46°04'00"W for a distance of 124.49' to a Point of curvature of a circular curve to the right; thence run along said circular curve to the right having for its elements a radius of 100' and an interior angle of 44°00'13" for an arc distance of 76.8' to a Point of tangency; thence run N2°03'47"W for a distance of 304.15' to the Point of beginning, less the external area formed by a 25' radius arc concave to the Southeast, tangent to a line that is 40' south of and parallel with the north line of said NE ¼ and tangent to a line that is 25' east of and parallel with the east line of the NW ¼ of the NW ¼ of the NE ¼ and less the external area formed by a 25' radius arc concave to the Northeast, tangent to a line that is 25' north of and parallel with centerline of a 50' right-of-way running N43°56'00"E and tangent to a line that is 25' east of and parallel with the centerline of a 50' right-of-way running N46°04'00"W.

LOCATION: 18990 S.W. 152 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2 Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 05-9-CZ14-7 (05-68)

11-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANT: WILLIAM NICHOLS, JR.

Applicant is requesting to permit a lot frontage of 184' (200' required) and an area of 1.6 gross acres (5 acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Sketch of Survey," as prepared by J. F. Lopez & Assoc. and dated 8/5/80.

SUBJECT PROPERTY: The north ½ of the north ½ of the SW ¼ of the NW ¼, less the west 1,130' and the north 25' and the east 25' all in Section 11, Township 56 South, Range 38 East.

LOCATION: The Southwest corner of S.W. 204 Street & S.W. 194 Avenue (Comfort Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.6 Gross Acres

PRESENT ZONING: GU (Interim)